

145.0

0006

0015.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

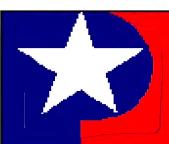
Total Card / Total Parcel

USE VALUE:

1,220,600 / 1,220,600

ASSESSED:

1,220,600 / 1,220,600


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
35		WALL ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: RAAB MICHAEL RAYMOND	
Owner 2: RAAB EVANS ERICA	
Owner 3:	
Street 1: 35 WALL STREET	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02476		Type:

PREVIOUS OWNER
Owner 1: LOMBARDI KEITH -
Owner 2: -
Street 1: 75 BARTLETT AVE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

SALES INFORMATION	TAX DISTRICT	Parcel ID
		145.0-0006-0015.0

NARRATIVE DESCRIPTION
This parcel contains .137 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2009, having primarily Vinyl Exterior and 3938 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
t Electri
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS	ACTIVITY INFORMATION
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment	Date Result By Name

3/14/2018 269 Redo Kit 72,800 C	12/1/2018 MEAS&NOTICE HS Hanne S
9/7/2016 2143 Alterati 6,550 C	2/1/2010 MLS BR B Rossignol
6/4/2009 444 New Buil 185,000 C	6/23/2009 Info Fm Prmt BR B Rossignol
6/1/2009 412 Demoliti 7,500 C	11/14/2008 Meas/Inspect 163 PATRIOT
	5/1/2000 Inspected 276 PATRIOT
	12/7/1999 Mailer Sent
	11/15/1999 Measured 263 PATRIOT
	9/1/1991 PM Peter M

LAND SECTION (First 7 lines only)
Use Code Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
101 One Family 5962 Sq. Ft. Site 0 80. 1.00 9

Sign: VERIFICATION OF VISIT NOT DATA
_____ / _____ / _____

Total AC/HA: 0.13687	Total SF/SM: 5962	Parcel LUC: 101 One Family	Prime NB Desc: Brackett	Total: 479,087	Spl Credit	Total: 479,100
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 2	Rating: Very Good												
Sty Ht: 2A	2 - 2 Sty +Attic			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good												
Prime Wall: 4	- Vinyl			A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1	- Gable			OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1							
Color: YELLOW				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir: N	- NONE			Frl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: B-	Good (-)			CONDOS INFORMATION				Lvl 2									
Year Blt: 2009	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:		Alt %:		Total Units:				Lower									
Jurisdict: G11		Fact: .		Floor:				Totals	RMs: 8	BRs: 4	Baths: 2	HB 1					
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: AV	Average	6.1 %											
Prim Int Wal 1	- Drywall			Functional:		%											
Sec Int Wall:		%		Economic:		%											
Partition: T	- Typical			Special:		%											
Prim Floors: 3	- Hardwood			Override:		%											
Sec Floors:		%		Total:	6.1 %												
Bsmnt Flr: 12	- Concrete			CALC SUMMARY													
Subfloor:				Basic \$ / SQ:	130.00												
Bsmnt Gar: 2				Size Adj.: 0.93224287													
Electric: 3	- Typical			Const Adj.: 0.99989998													
Insulation: 2	- Typical			Adj \$ / SQ: 121.179													
Int vs Ext: S				Other Features: 113380													
Heat Fuel: 2	- Gas			Grade Factor: 1.21													
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC: 100		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 789638													
% Com Wal		% Sprinkled		Depreciation: 48168													
				Depreciated Total: 741470													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 145.0-0006-0015.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: Total Special Features: Total:																	